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Type of Instrument: LIS PENDENS

Recorded: 2/27/2026

Index Number: 25 616435 Sequence Number: 340673

Plaintiff(s) :

Grimeh, Mohammed

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Defendant(s) :

Bognacki, Jonathan

Attorney(s) :

TARBET & LESTER, PLLC
NY

TAX_MAP_NO:

See attached Real Property Tax Service Agency Verification Page

Liber Page(s):
M00023425-628

ADDITIONAL INFORMATION EXISTS PLEASE SEE DOCUMENT
THIS PAGE IS A PART OF THE INSTRUMENT
THIS IS NOT A BILL

County Clerk, Suffolk County

FILED: SUFFOLK COUNTY CLERK 02/25/2026 12:03 PM

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SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF SUFFOLK

----------X

Mohammed Grimeh and Rose Way LLC,

Plaintiff,

-against-

Jonathan Bognacki, Woodmont Horn LLC and CF-IF-2021 LLC

Defendant.

----------X

Index No.:.: 616435/2025
Date of Filing

Notice of Pendency Of Action

Premises Address:
114 Rose Way
Bridgehampton, New York

Notice is Hereby Given, that any action has been commenced and is now pending in Supreme Court of the State of New York, County of Suffolk, upon the Complaint of the above named Plaintiffs against the above named Defendants to extinguish, cancel, and discharge a deed dated 12/2/2021 and recorded 6/9/2022 in Liber Book 13159 page 578 in the office of the Clerk of County of Suffolk and State of New York and a mortgage dated 12/20/2021 and recorded 6/9/2022 in liber book 23425 page 628 in the amount of $4,034,001.00 in the office of the Clerk of the County of Suffolk, State of New York.

Notice if Hereby Further Given, that the premises described in the deed and mortgage affectred by this action, was, at the time of the commencement of this action, and at the time of this filing of this Notice, situated in Suffolk County, New York, and is described in the Schedule A desription attached hereto and made a part hereof.

The Suffolk Country Clerk is directed to index this notice against the name of the parties

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Dated: East Hampton, New York
February 25, 2025

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Tarbet & Lester PLLC

By: _____
Jonathan Tarbet, Esq.
132 North Main Street
East Hampton, New York 11937
631 907-3500
Attorney for Plaintiffs

Premises Address:
114 Rose Way
Bridgehampton, New York 11932

Parcel Id No. Tax Map ID No.:
District: 900
Section: 134
Block: 2
Lot: 14.015

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SCHEDULE A

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ALL THAT certain plot, piece or parcel of land, situate, lying and being at Mecox, Town of Southampton, Suffolk County New York, more particularly described as Lot 10 on Subdivision Map of the Zebrowski Estate filed in the Suffolk County Clerk's Office on August 5, 1983, as Map No. 7213 being more particularly bounded and described as follows:

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BEGINNING at a point on the westerly side of Rose Way distant the following 9 courses and distances from the extreme easterly terminus of a curve which curve has a radius of 25 feet and a length of 35.80 feet and connects the southerly side of Rose Way with the easterly side of Jobs Lane (Downs Lane):

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1) South 82 degrees 24'58" East 247.43 feet;
2) South 62 degrees 25'00" East 85.72 feet;
3) along the arc of a curve bearing in an Easterly direction having a radius of 430 feet a distance of 181.99 feet;
4) South 86 degrees 39'58" East 50 feet;
5) along the arc of a curve bearing in an Easterly direction having a radius of 263 feet a distanct of 169.07 feet;
6) along the arc of a curve bearing in a southerly direction having a radius of 175 feet a distance of 222.97 feet;
7) South 23 degrees 10'02" West 59.01 feet;
8) along the arc of a curve bearing in a Westerly direction having a radius of 40 feet a distance of 34.53 feet;
9) along the arc of a curve bearing in a Southerly direction having a radius of 60 feet a distance of 56.98 feet to the point of beginning;

RUNNING THENCE from the point of beginning along the Westerly and Southerly side of the Rose Way cul-de-sac along the arc of a curve having a radius of 60 feet a distance of 88.43 feet;

RUNNING THENCE South 30 degrees 55'22" West 136.29 feet;

RUNNING THENCE South 52 degrees 41'09" West 181.62 feet;

RUNNING THENCE North 67 degrees 04'38" West 155 feet;

RUNNING THENCE North 29 degrees 52'43" East 336.61 feet;

RUNNING THENCE South 71 degrees 47'19" East 165 feet to the Westerly side of Rose Way the point or place of BEGINNING.

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REAL PROPERTY TAX SERVICE AGENCY VERIFICATION

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P T S
R CLA A
2/26/2026

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Stat ID: 703241

Tax Map #'s: 0900-134.00-02.00-014.015